



Stephen Kelleher Architects  
57 Alden Road  
Fairhaven, MA 02719

# Morrison Farm Feasibility Study & Preliminary Design Acton, Massachusetts

5/24/10 (4)



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## Design Team

**Architect:**

**Stephen Kelleher Architects**

**Civil Engineer:**

**Goldsmith, Prest & Ringwall, Inc.**

**Economic Planning:**

**ConsultEcon, Inc.**

**Structural Engineer:**

**Goldsmith, Prest & Ringwall, Inc.**

**Mechanical, Electrical, &  
Fire Protection Engineers:**

**Garcia, Galuska, DeSousa, Inc.**

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## Timeline

**1997 – Town Meeting votes to acquire the property for \$1.3 million.**

**2003 – Mrs. Betty Morrison permanently vacates the property. Property falls under town's control.**

**2004 – Board of Selectmen appoints an advisory committee made up of members representing various constituencies interested in the recommended reuse of the property.**

**2006 – Application for Massachusetts Historical Commission.**

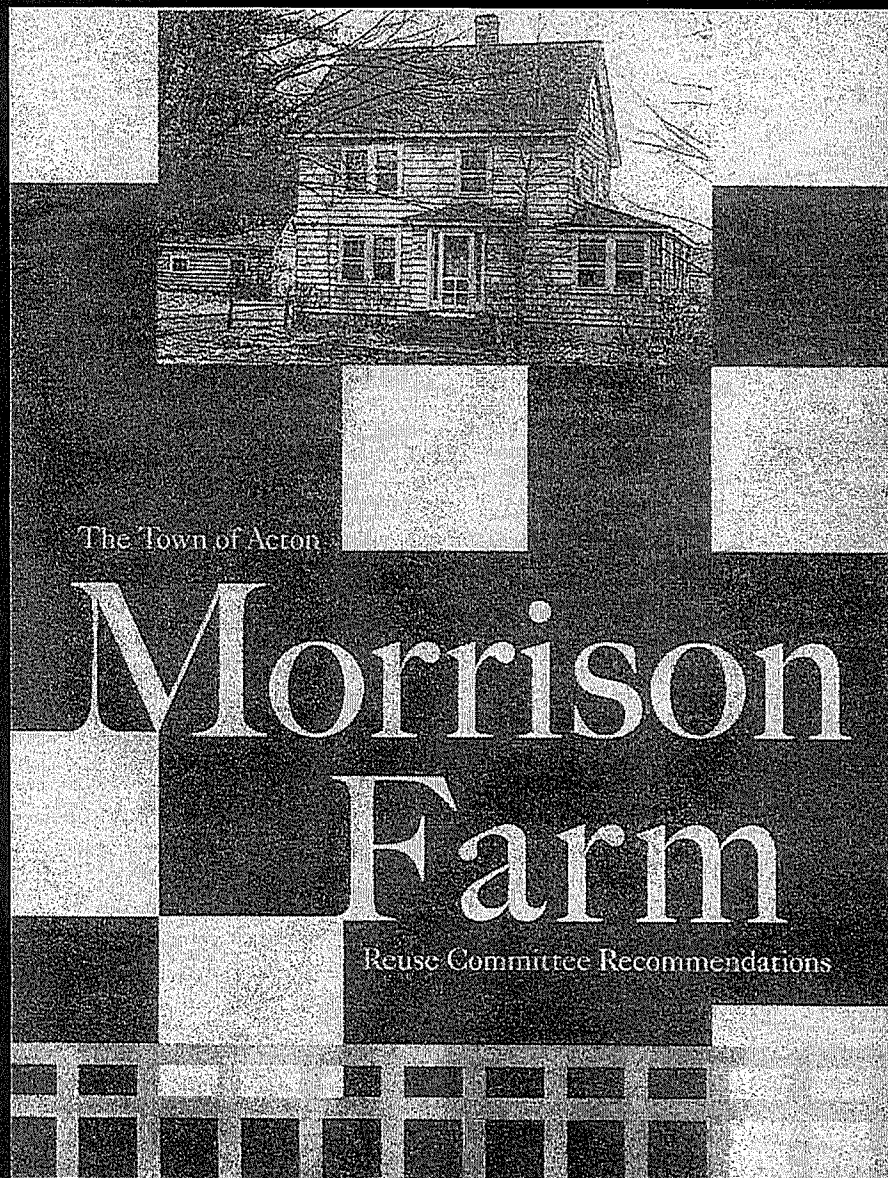
**2008 – Community Farm Plots constructed.**

**2009 – Stephen Kelleher Architects selected to provide design services for feasibility study & preliminary design.**



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## Selectman's Goals



1. Provide for active recreation/play space (1 or 2 soccer/play fields, preferably in the upper field area behind the barn).
2. Maintain the existing system of walking trails and construct a trail connection to the future Bruce Freeman Rail Trail and to East Acton Village.
3. Preserve the lower meadows, areas bordering Ice House Pond, woodland areas and other environmentally sensitive areas on the Morrison property.
4. Preserve the characteristics of the Morrison Farm and the views looking at the property from Concord Road.
5. Provide space for equestrian activities such as trail riding.
6. Provide for Community Garden space.
7. Provide space for playground.
8. Determine the future use of the farmhouse, barn, and any other out buildings.
9. Prioritize any development plans and include cost estimates and general construction timelines.

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# Design Process

## **Determine Project Goals**

- Interested parties
- Request for priorities

## **Existing Conditions**

- Opportunities and constraints
- Site
- Buildings
- Circulation

## **Feasible Development Schemes**

- Impact
- Cost Estimates
- Operations and maintenance opportunities

## **Resolution**

- Based on the committees review of the schemes presented
- Re-visiting active recreation and soccer fields
- Re-visiting connections to surrounding
- Revisiting interest groups and designating areas of use

## **Final Resolution**

- Connections diagram
- Phase One
- Phase Two

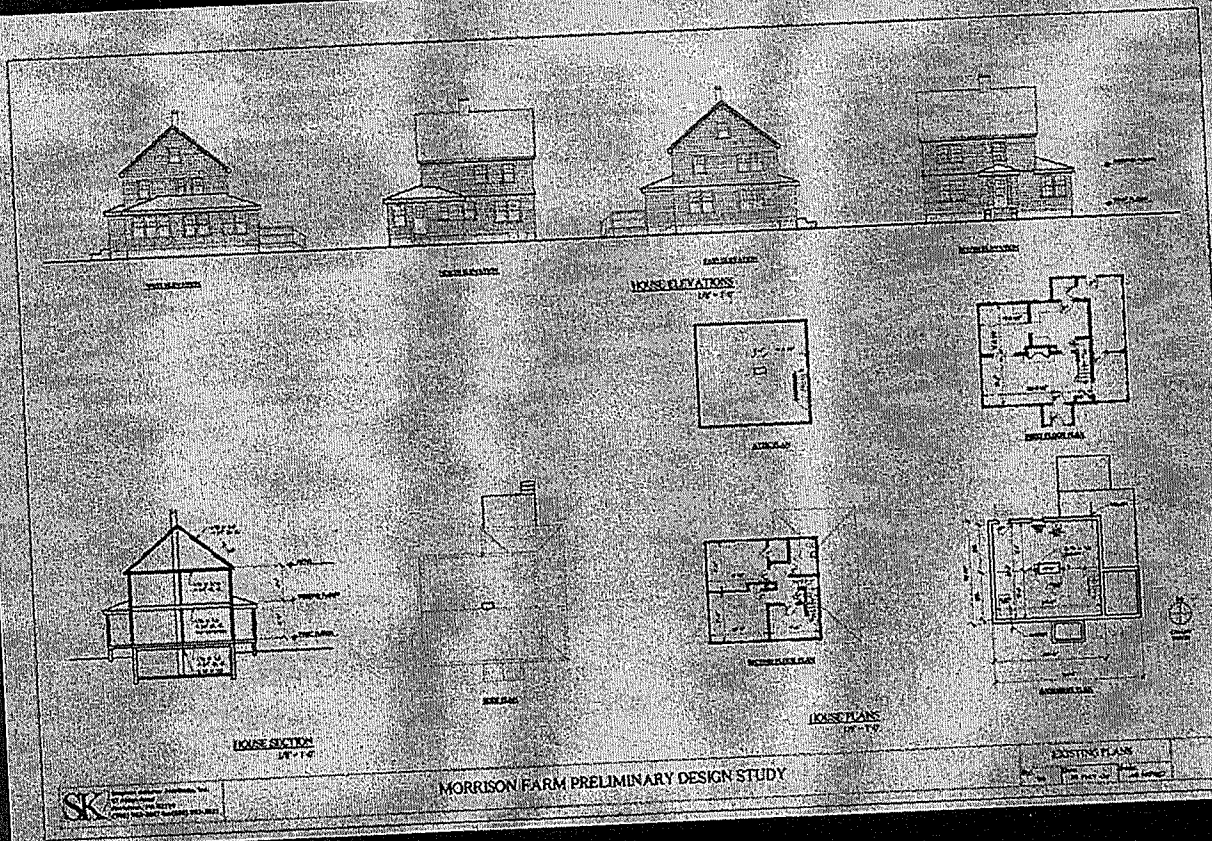
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# Existing House



## House:

**Condition:** Structurally OK  
**Constraints:** Cost of Upgrades vs.  
New Construction

## Feasible Uses:

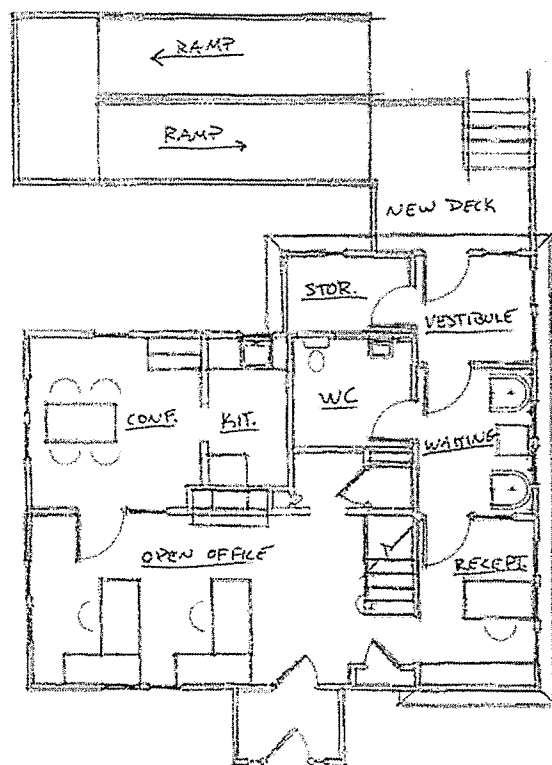
Residence  
Town Office Space  
Comfort Station For Farm Uses

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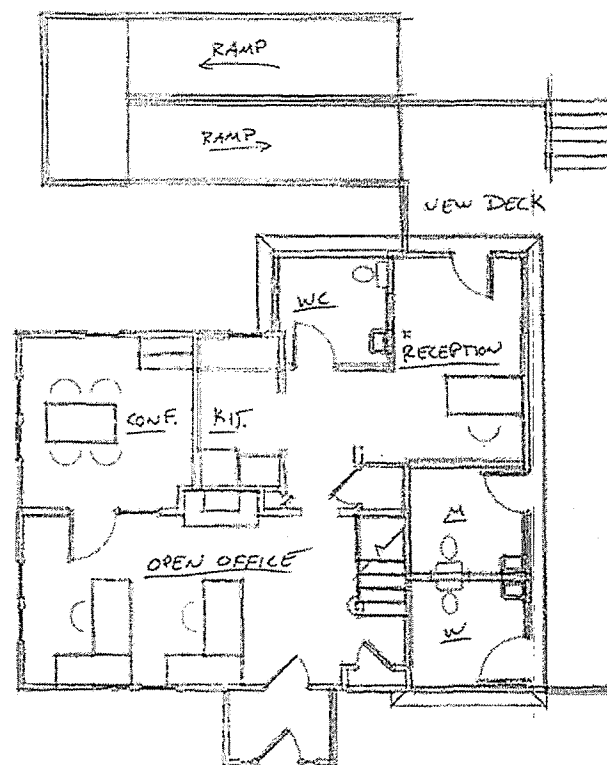
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# Concepts for Reuse of House



Option I

Town Offices



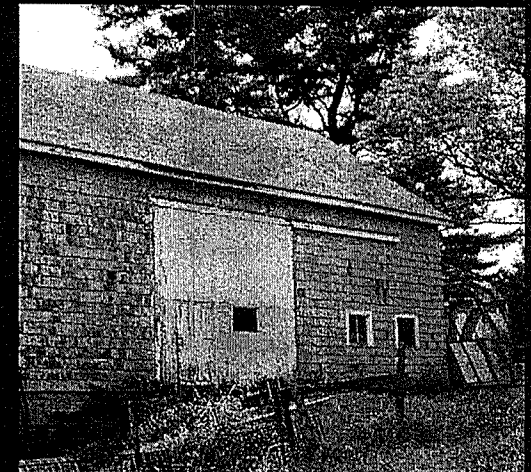
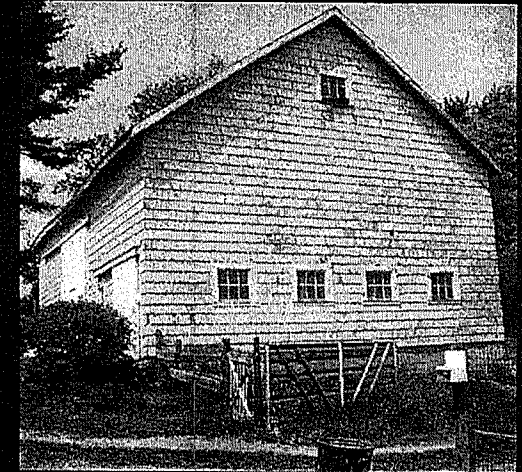
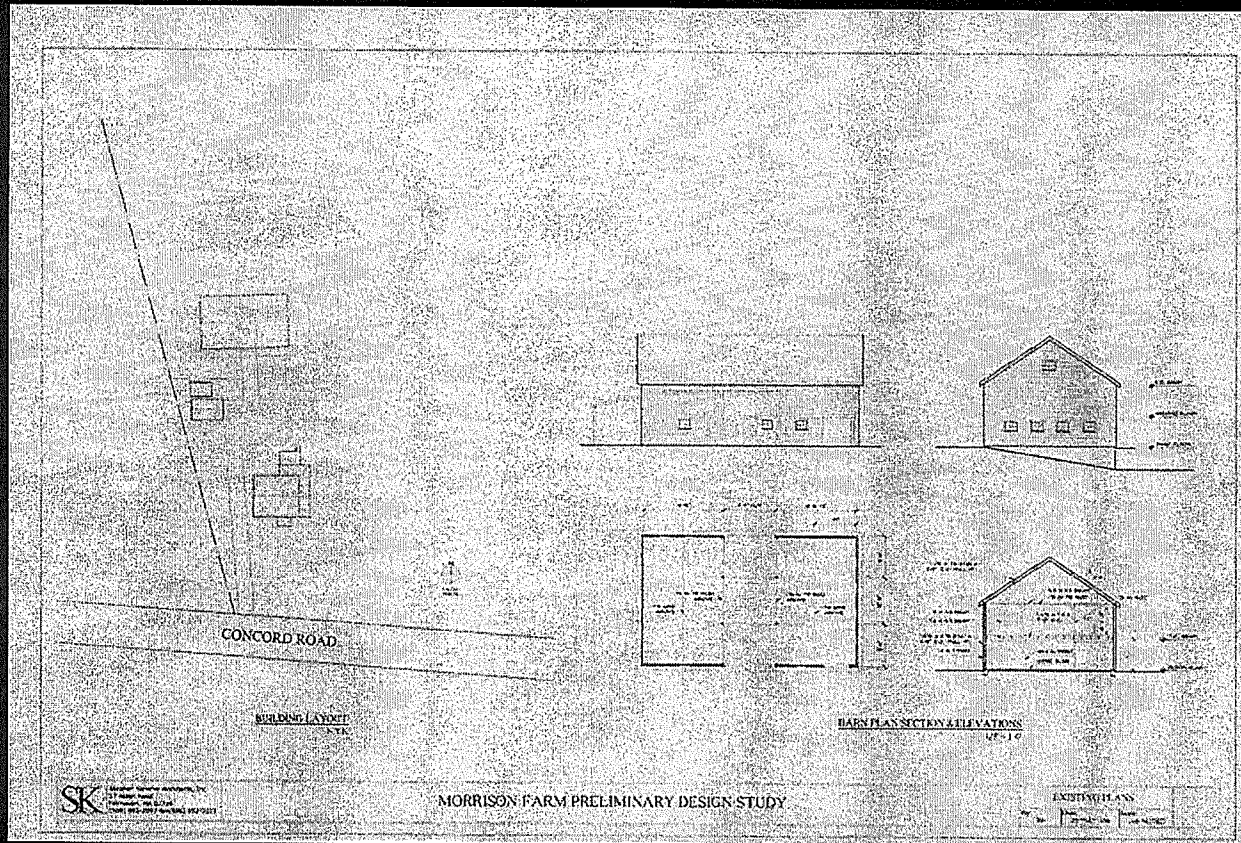
Option II

Town Offices & Comfort Station



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# Existing Barn



## Barn:

**Constraints:** Building code requirement for compliance with code for change of use to assembly space.

## Feasible Uses:

Storage

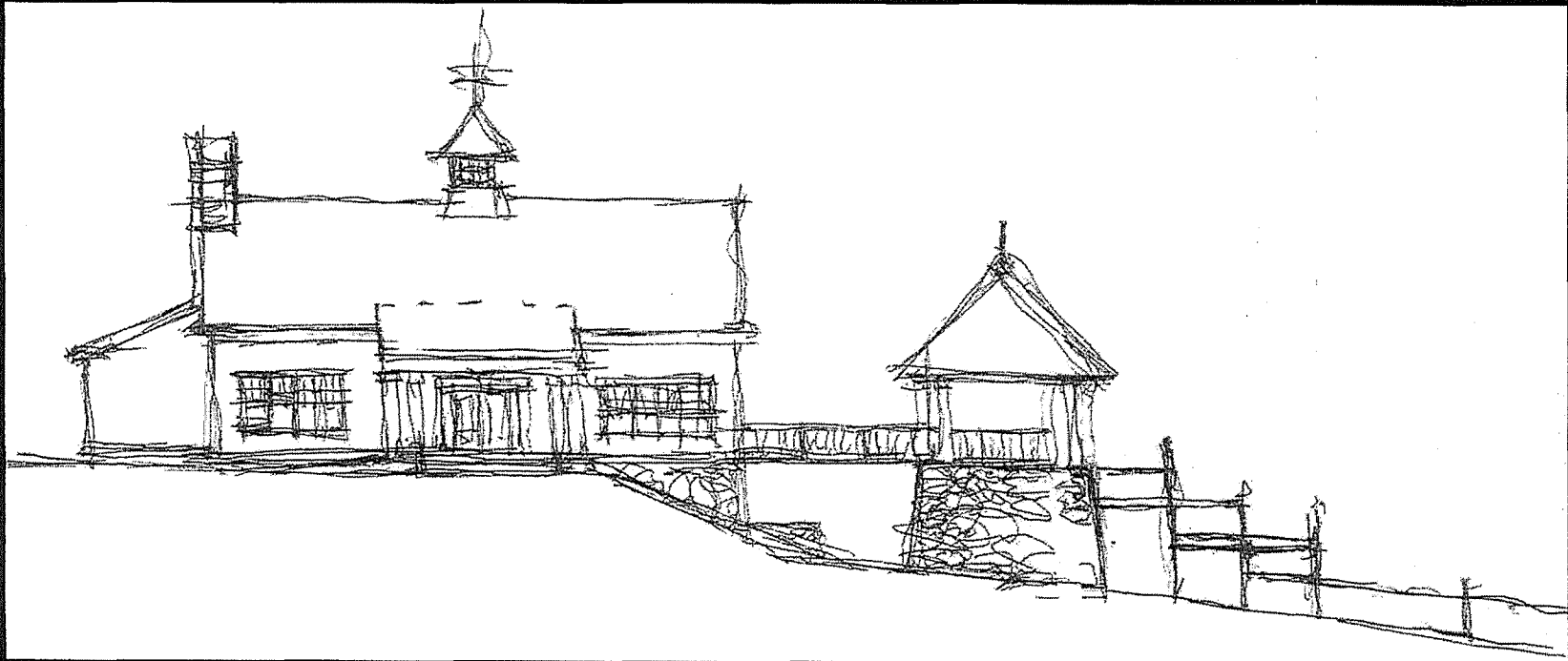
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# Concept for New Barn



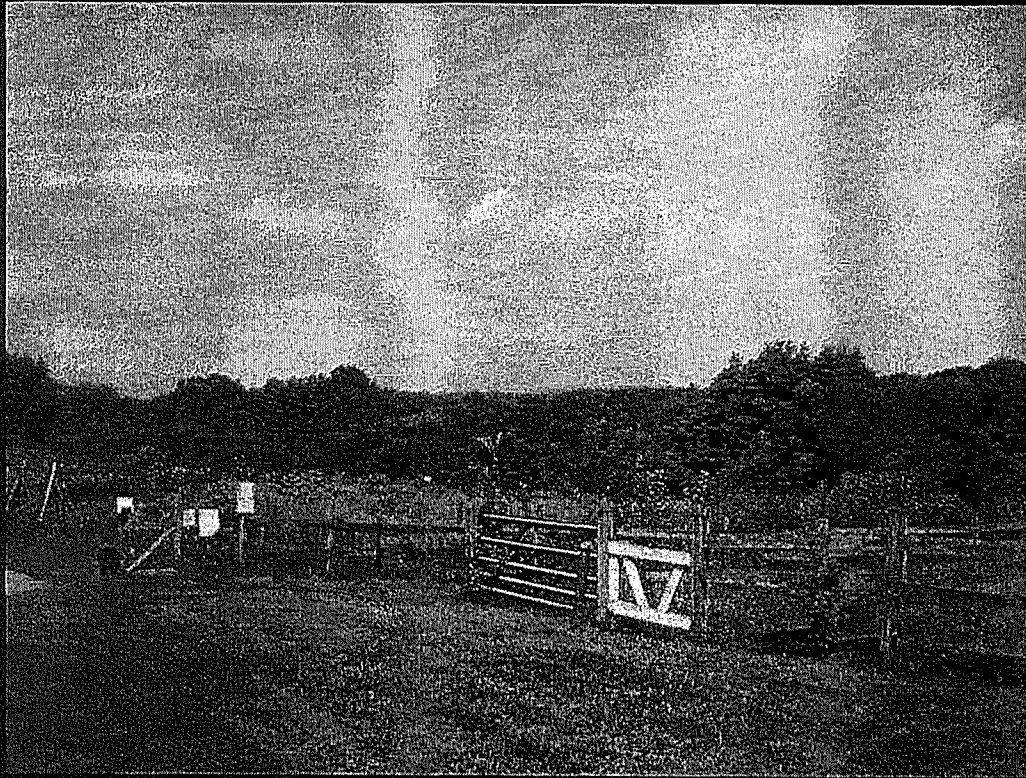
Concept for New Barn with indoor assembly space

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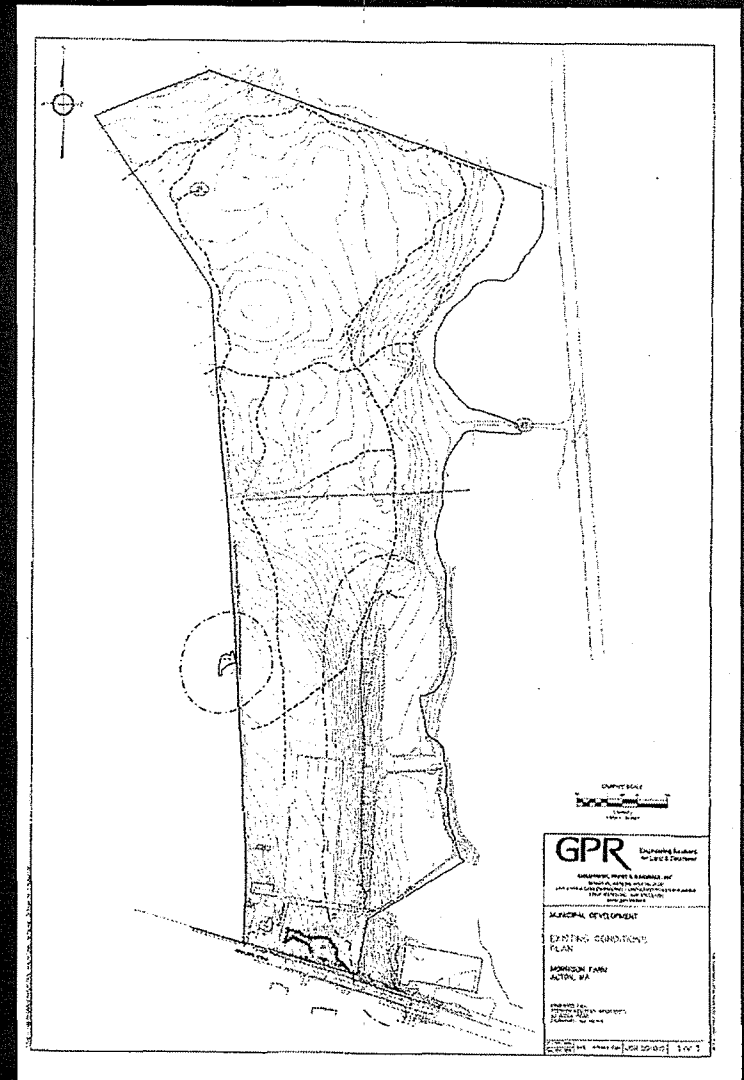
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# Existing Site



## Site:

- Survey, Wetlands, Adjacencies
- Constrains Traffic
- Parking
- Consideration of potential uses
- Preservation vs. development



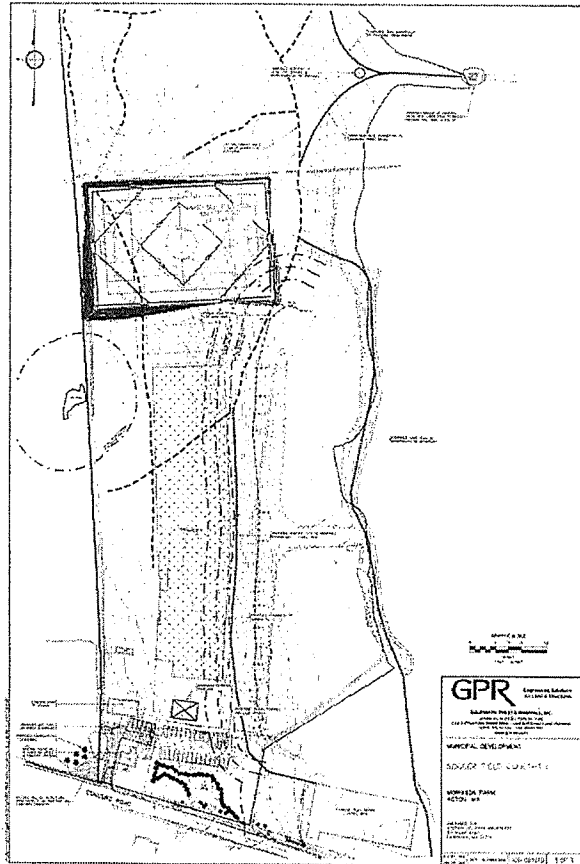
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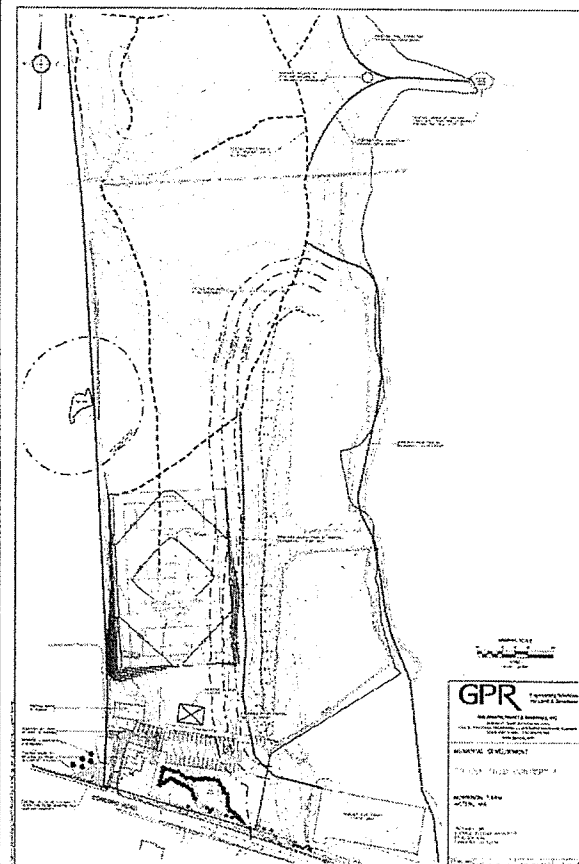


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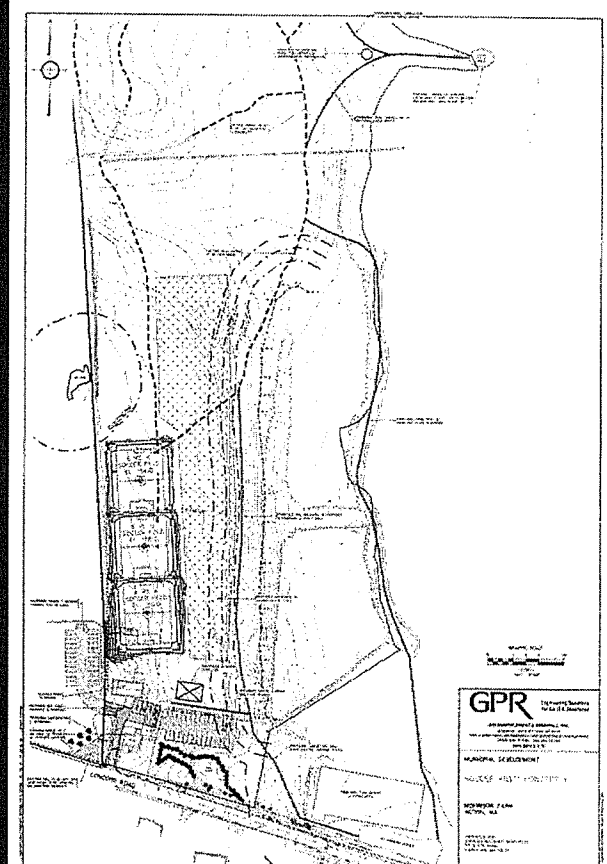
# Recreation Field Study



Scheme I



Scheme II



Scheme III

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# Options & Investigations

Three Options for the Preliminary Design were discussed.

## Scheme I: Low Impact

Passive Recreation, Farming and Preservation

## Scheme II: Moderate Impact

Some active recreation, Assembly Space

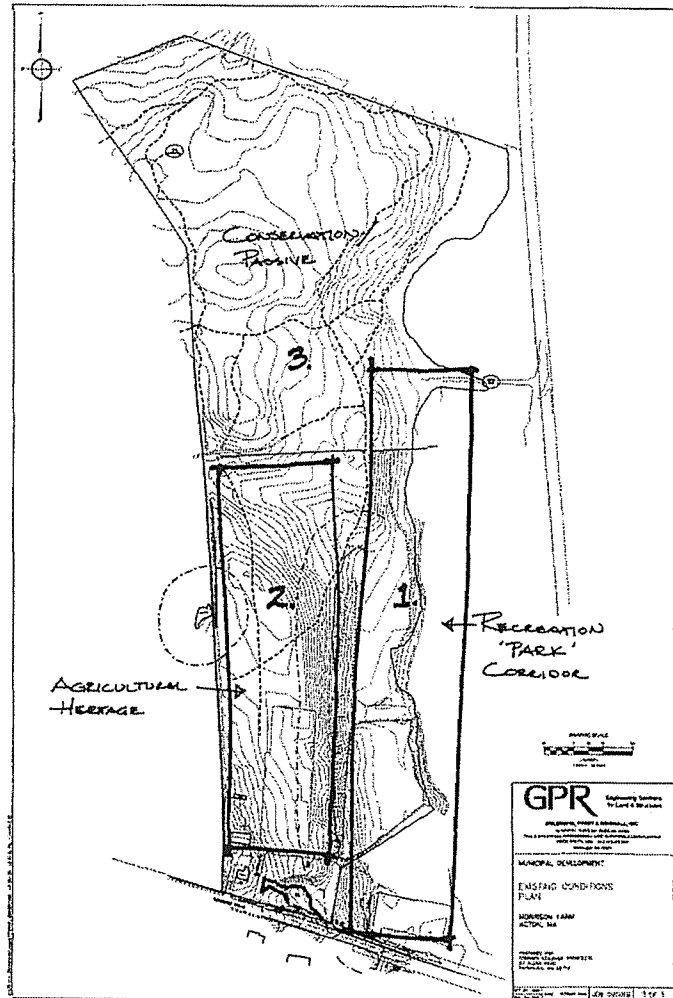
## Scheme III: Full Development

Full and half size soccer fields

Indoor Assembly Space

New circulation, parking

Connections to adjacent amenities



Use Areas

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# Adjacencies



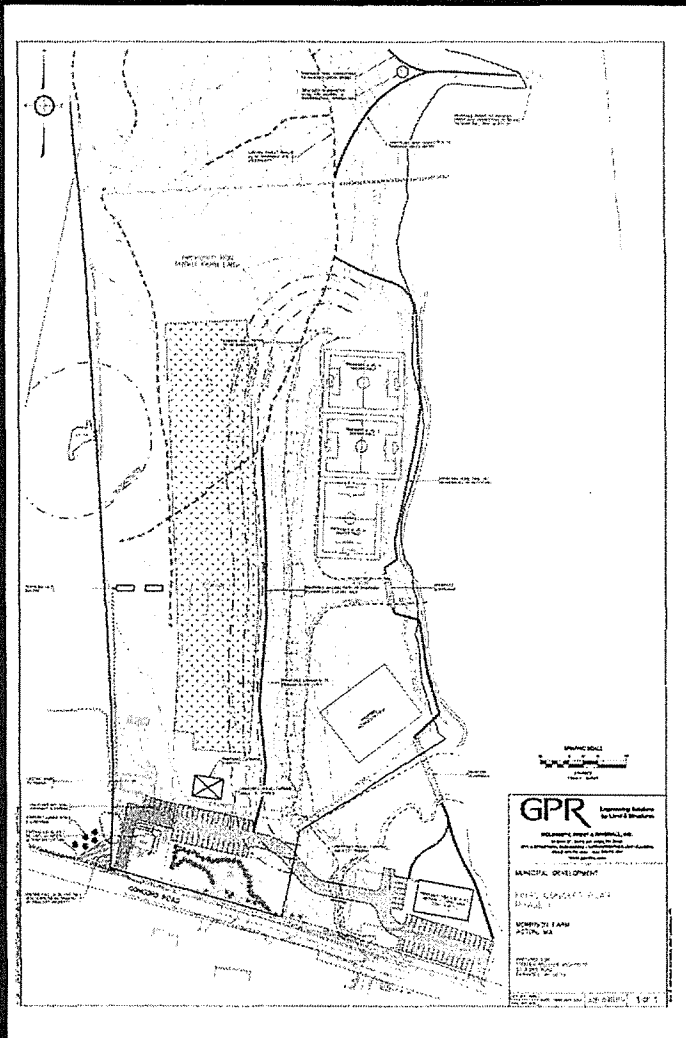
- East Acton Village
- Bruce Freeman Rail Trail
- Connection to Route 2A
- Ice House Pond
- Ice House Foundation
- Ice House Parking
- Robbins Historical Site
- Bruce Freeman Rail Trail
- Woodlawn Cemetery
- Concord Road Soccer Field

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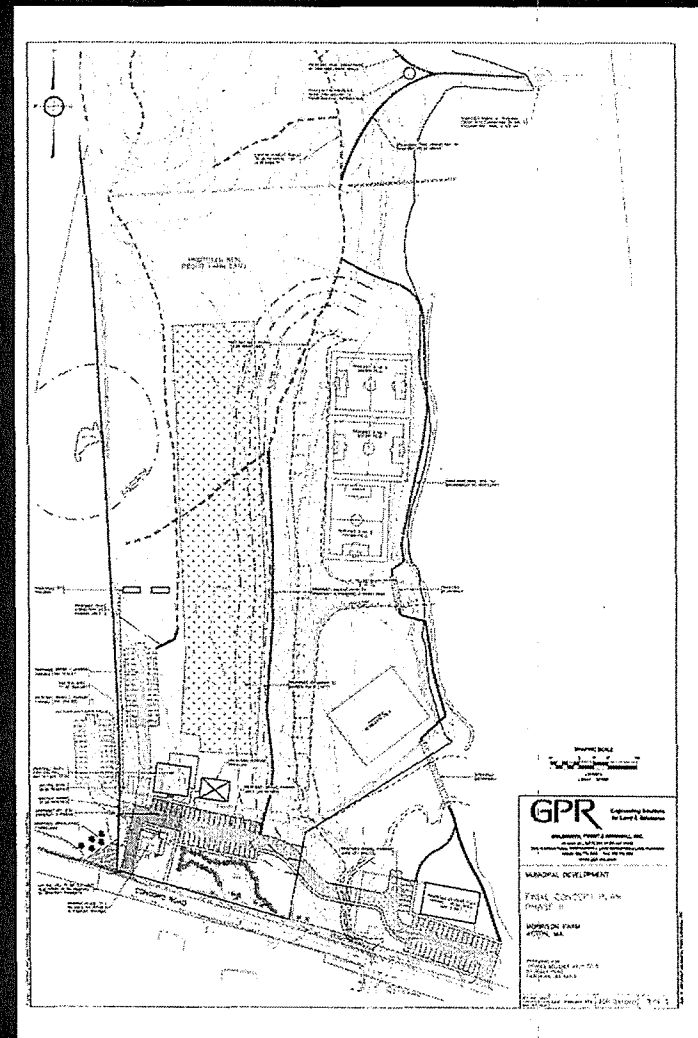


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# Phasing Options



Phase I



Phase II

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# Financial/Cultural Aspects

## Phase I

- Sources of revenue include fees associated with rental of garden plots, athletic fields, and seasonal pavilion.
- Expenses related to building and grounds maintenance.
- Estimated \$15,000 per year in revenue and expenses.

- Potential funding sources include mix of public funds and private donations.
- Project benefits include enhanced recreational assets, agricultural heritage, and conservation of open space.

## Phase II

- Sources of revenue same as in Phase I with additional year round events.
- Expenses related to build and grounds maintenance.
- New part time staff to coordinate programs and events.
- Estimated \$69,000 per year in revenue covers estimated expenses.



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# Conclusions

**Feasibility**

**Permitting: Required Approvals**

**Financial: Options (Construction Cost Estimates)**

**Phases: Based on town's needs, funding, adjacent developments, and required approvals**

**Possible scenario for phased development**

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Morrison Farm decisions – based on recent property review and MF Reuse committee recommendations

- House – four options:
  - Leave it as is (demolition by neglect)
  - Tear it down
  - Restore it with updated modifications (bathrooms with ADA access, etc.)
  - Replace it with a new building while incorporating the look & feel of the original house from Concord Rd.
- Barn – three options:
  - Leave it as is, using it only for equipment storage
  - Tear it down
  - Replace it with a new barn incorporating features for human use
- Other outbuildings – four options:
  - Leave them as is (demolition by neglect)
  - Tear them down
  - Restore & reuse for storage, etc.
  - Some combination of the above
- Parking – three options:
  - Leave as is
  - Create additional parking in paddock & ice house pond parking area
  - Incorporate part of the cemetery wedge with enhancements to the Robbins house site
- Wooded acreage (approx. 16 acres) three options:
  - Leave as is (conservation restriction)
  - Remove part for sports fields
  - Enhance trails for handicapped access
- Farmed area – three options:
  - Leave as is, limit future growth of organic garden plots
  - Expand organic garden plots
  - Bring in a CSA non-profit farm (minimum 5 acres needed)
- Meadow – three options:
  - Leave as is (approximately 6.5 acres)
  - Reduce meadow size to accommodate sports fields, additional organic gardening/CSA and pond trail
  - Some variation of the above
- Active recreation – two options:
  - See meadow and wooded acreage options
- Playground - two options:
  - No playground
  - Playground incorporating the old ice house foundation at the corner of the ice house pond parking area.



## Morrison Farm Selectman positions (to date)

### Item #1 – House

Four of the Selectmen voted to restore the house with updated modifications. One voted to replace it with a new building incorporating original designs of the existing.

### Item #2 – Barn

All of the selectmen voted to leave it as is and use it for equipment storage.

### Item #3 – Other outbuildings

Four of five voted to tear down the outbuildings (unless some use can be derived), one voted to leave them as is.

### Item #4 – Parking

Four of the Selectmen voted to create additional parking (question was raised about surface – ADA requirement?). One voted to incorporate the cemetery wedge and Robbins house improvement.

### #5 - Wooded acreage

All of the selectmen voted to leave it as is and create a conservation restriction on it.

### #6 – Farmed area

Four Selectman indicated that they preferred to expand the current organic garden plots. One Selectman was absent the discussion.

### #7 – Meadow

Three Selectmen indicated the need to honor those sports people who helped to acquire the land by including sports fields as designated in the latest plan thus reducing the meadow size. One Selectman indicated that a variation be selected – no sports field in the lowest wet meadow (S.E. near pond toward front of

property) and a walking trail around the pond. One Selectman was absent the discussion.

#8 –Active recreation

Not yet voted

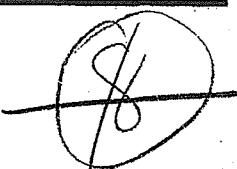
#9 – Playground

Not yet voted

Christine Joyce

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From: Mike Gowing [mike\_gowing@earthlink.net]  
Sent: Friday, July 09, 2010 2:23 PM  
To: Board of Selectmen  
Subject: Morrison Farm Reuse

7/26/10 (13)  
~~7/12/10~~  
176  




charter.docx (12  
KB)

Regarding our walk-about & discussion of Morrison Farm Saturday, I am attaching a document that we can discuss. The attached document would go out to our potential committee members outlining what we hope to accomplish. My hope is that we can agree on the method and means for moving forward with the plan and present it Monday.

The idea behind the "blue ribbon" committee is that this implementation will likely take several years and the make-up of the BOS will change - we want to give our "charter" to a group of people who will have our clear direction to be able to carry it out in the future.

Please read and we can discuss any questions or changes y'all might like to see.

See you tomorrow!



## **Morrison Farm Reuse committee**

Hope your day is going well. I am sending this email to you because you expressed interest in being associated with the plan for Morrison Farm reuse.

The Selectmen would like to construct a five to seven person “blue ribbon” committee to take the results of the latest revision of the Morrison Farm study and design an implementation plan. This plan should include:

- Outline of the overall plan and timeline
- Phased implementation schedule – including East Acton Village common and the Bruce Freeman Rail Trail
- Costs of each phase, both capital and operational
- Potential sources of revenue to accomplish each phase
- Decide who “owns” each phase, to maintain continuity and community communication
- Periodic benchmark presentations for the Selectmen and the Town

Obviously, this plan will take several years to implement and members of the committee may need to consider alterations of the plan as the townspeople or future needs may dictate. We appreciate your willingness to step up and put this work in – this parcel is one of the jewels of our town and we need to keep it safe and secure.